

ONEIDA COUNTY PLANNING & ZONING
July 1, 2009 2:00 P.M.
PUBLIC HEARING – COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski
Larry Greschner
Charles Wickman
Frank Greb
Ted Cushing

Department staff present: Karl Jennrich, Zoning Director
Kathy Ray, Land Use Specialist
Lila Dumar, Secretary

Guests present: (See sign-in sheet)

Call To Order:

Chair, Scott Holewinski called the meeting to order at 2:00 p.m., in Committee Room #2, 2nd Floor Oneida County Courthouse, Rhinelander, Wisconsin in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda was properly posted, the media notified and the courthouse is handicap accessible.

Approve the agenda

Motion by Frank Greb, second by Ted Cushing to approve the agenda. With all members present voting “aye”, the motion carried.

Conditional Use Permit Application of Kevin Tadych, owner for four (4) storage rental units on property described as NE NE, Section 34 and part NW NW, Section 35, all in T39N, R6E, 7520 Hwy 51, PIN#'s MI 2490-8A and MI 2511-3C, Town of Minocqua.

Karl Jennrich, Zoning Director read the notice of public hearing into the record. Mr. Jennrich offered proof of publication from the Rhinelander Daily News, published on June 16 & 23, 2009 and in the Lakeland Times, the week of June 15, 2009. The notice was posted on the Oneida County courthouse bulletin board on June 11, 2009. The certified and first class mailing list was read into the record. Mr. Jennrich noted the notice recipient list was part of the record and available for review.

Mr. Jennrich indicated the following correspondence was received:

- Letter from the Town of Minocqua dated June 23, 2009 approving of the permit contingent upon there being no outdoor storage and all State and County requirements are met.

Kay Ray, Land Use Specialist, reviewed this application. The applicant, Kevin Tadych is present. Ms. Ray provided the details of the project as follows:

General Information. This is a request to construct four (4) storage rental buildings (26 total units) at the rear of the property. Two buildings will be 24'x 100' = 2400 sq ft and the other two buildings will be 72' x 40' = 2880 sq ft. The property currently has a multi-tenant professional building fronting Hwy 51 with Northern Wisconsin Bone and Joint (the owner's business) and Archibello Architect as current tenants. The plot plan drawing shows a proposed 4120 sq ft addition to the existing building which is not part of this CUP application. The storage buildings proposed are designed solely as rental units, offering larger capacity units for recreational equipment storage. There will be 26 independent units and will be available for use 24/7. The property currently has an access point off Hwy 51 and two access points off Fir Street with a proposed fourth access point off Fir/Pine Street. Existing trees along portions of the northeast and southeast property lines as well as the east property line will remain as a vegetative buffer. Also, existing vegetation on the northwest and southwest property lines as well as the vegetation around the septic area will remain unchanged.

Stormwater Management - Erosion Control: Land disturbance will be less than 1 acre therefore a Notice of Intent (NOI) with the DNR for stormwater management is not required. Best Management Practices (BMP's) are required to minimize erosion and sedimentation. Silt fence and other practices are to be used as needed to manage erosion, sediment and runoff control during construction. The landscaping proposed is designed to control erosion long term.

Parking: Parking is calculated to be in the unit with no overnight/extended stay outdoor parking allowed. The buildings are spaced between 30' to 40' apart to allow for maneuvering for drop-off or pick-up in the individual storage units. It is anticipated any outdoor parking or activity at individual units will only be 1 to 2 hours per stay.

Sanitary Facilities: This project will not require any sanitary facilities however; a Soil Evaluation Report was required for a new replacement area because one of the buildings is proposed over the top of the current replacement area. Soil Evaluation Report by Lyle Dallmann dated 6-15-09 shows adequate soils for replacement directly beneath the existing drainfield. The storage units will meet the required setbacks for construction.

Town Concerns: The Town of Minocqua approved contingent upon there being no outdoor storage and meeting all state and county requirements.

Ms. Ray stated that if the Committee finds the general standards have been met, and recommends approval of this application, staff would suggest the following conditions be placed on the CUP.

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

2. Subject to Town recommendations.
3. Proper permits to be obtained prior to construction (Town/County/State).
4. No outdoor storage of any type allowed.
5. Sign permit to be obtained, as required, prior to placement.
6. No accumulation of junk or debris on the outside of the building is allowed.
7. The storage of flammable, toxic chemical products is prohibited.

There was discussion by the Committee. Mr. Greb questioned the applicability of condition #7. The Committee agreed that it would be difficult to monitor.

Motion by Frank Greb, second by Larry Greschner, to approve the Conditional Use Permit Application of Kevin Tadych for storage rental units subject to staff recommendations with condition #7 being removed. The motion carried unanimously.

2:15 pm – Motion by Larry Greschner, second by Frank Greb to adjourn the meeting. The motion carried unanimously.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director